

69-1-31B  
13-24TRANSFER  
TAX  
PAID

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

That we, A. RAYMOND ROGERS, JR. and JOAN SMITH ROGERS, both of Waterville, County of Kennebec and State of Maine, in consideration of ONE (\$1.00) DOLLAR and other valuable considerations paid by CHRISTOPHER R. BEACH, of Waterville, County of Kennebec and State of Maine, whose mailing address is 16 Hazelwood Avenue, Waterville, Maine 04901, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said CHRISTOPHER R. BEACH, his heirs and assigns forever,

A certain lot or parcel of land, together with buildings thereon, situated on the westerly side of Central Avenue, Waterville, Kennebec County, Maine and being further bounded and described as follows:

Beginning at an iron pin set on the northwesterly line of Central Avenue at the most southerly corner of land of the herein Grantor, said iron pin is also set at the most easterly corner of land now or formerly of Thomas J. Bourgoin; thence N 28° 31' 03" E along the said northwesterly line of Central Avenue a distance of 65.00 feet to an iron pin set on said streetline; thence N 57° 54' 16" W along the southwesterly line of remaining land of the herein Grantor a distance of 75.14 feet to an iron pin; thence N 23° 04' 56" E along the northwesterly line of said remaining Grantor land a distance of 23.63 feet to an iron pin set at the most southerly corner of Parcel "B" which was previously deeded by the herein Grantor; thence N 62° 45' 42" W along the southwesterly line of said Parcel "B" a distance of 30.09 feet to an iron pin set at the most westerly corner of said parcel; thence S 28° 31' 14" W along the southeasterly line of land now or formerly of Harriet Eaton Rogers and Martha Rogers Beach and southeasterly line of land of Loren G. Baker a total distance of 94.60 feet to an iron pin at the most northerly corner of said Bourgoin land; thence S 62° 34' 51" E along the northeasterly line of said Bourgoin land a distance of 107.34 feet to the iron pin at the point of beginning.

The above description is based upon a survey of K & K Land Surveyors, Inc. dated May, 1981 with revisions in July, 1986; the above parcel contains 0.19 acres.

Being the same premises conveyed to the above Grantors by Deed of Sale from the Estate of Harriet E. Rogers dated August 22, 1984 and recorded in the Kennebec County Registry of Deeds in Book 2719, Page 329.


To have and to hold the aforesaid and bargained premises, with all the privileges and appurtenances thereof, to the said CHRISTOPHER R. BEACH, his heirs and assigns, to him and their use and behoof forever.

And I do covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, except as aforesaid, that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantee, his heirs and

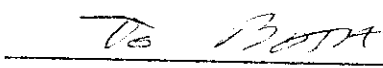
assigns forever, against the lawful claims and demands of all persons.

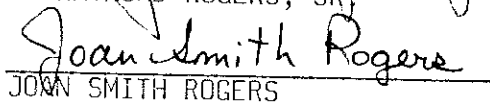
IN WITNESS WHEREOF, we, the said A. RAYMOND ROGERS, JR. and JOAN SMITH ROGERS, Grantors, relinquish and convey all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 28<sup>TH</sup> day of July in the year one thousand nine hundred eighty-six.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF



  
A. RAYMOND ROGERS, JR.

  
JOAN SMITH ROGERS

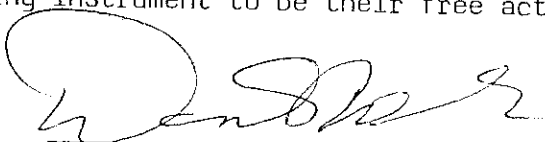
  
JOAN SMITH ROGERS

STATE OF MAINE, COUNTY OF ~~FRANKLIN~~ <sup>Kennebec.</sup> ss.

July 28 1986

Then personally appeared the above named A. Raymond Rogers, Jr and Joan Smith Rogers acknowledged the foregoing instrument to be their free act and deed.

Before me,



Notary Public  
Print Name ( DAVID B WHYTE )  
My commission expires 4-16-89

RECEIVED KENNEBEC SS.  
1986 AUG -4 AM 9:00  
RECORDED FROM ORIGINAL

